



INITIAL STUDY

**COMPATIBLE ELECTRONICS EXPANSION
(SDP 2009-14)**

LAKE FOREST, CALIFORNIA

Prepared by:

City of Lake Forest
Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

October 2010

INTRODUCTION:

In accordance with the California Environmental Quality Act (CEQA) and its Guidelines, this Initial Study (IS) has been prepared as documentation for a Mitigated Negative Declaration for the proposed project. This Initial Study includes a description of the proposed project and its location, an evaluation of the project's potential environmental impacts and findings from the environmental impact assessment.

PROJECT TITLE:

Site Development Permit 2009-14, Compatible Electronics Expansion

REQUIRED ENTITLEMENTS:

Site Development Permit

PROJECT PROPONENT/ PROPERTY OWNER:

PROJECT PROPONENT:

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17891 Sky Park Circle
Irvine, CA 92614
PH: (949) 752-9222

PROPERTY OWNER:

Shirish Shah
114 Olinda Drive
Brea, CA 92823
PH: (714) 579-0500

LEAD AGENCY:

City of Lake Forest
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Contact Person: Jennifer Mansur –
Associate Planner
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PROJECT LOCATION:

Specific: 19121 El Toro Road, Lake Forest, California, 92676

General: Northwest corner of Ridgeline Road and El Toro Road.

General Plan: Commercial

Zoning: Canyon Commercial

SITE DESCRIPTION:

The project is proposed as an expansion of the existing site located at 19121 El Toro Road in the City of Lake Forest. The site is located at the northwest corner of Ridgeline Road and El Toro Road. The total property encompasses 17.65 acres in the foothills of the Santa Ana Mountains in the City of Lake Forest. Aliso Creek and an existing bridge over the creek are located on the subject parcel. The project occurs completely within the existing Compatible Electronics site which is currently minimally developed.

SURROUNDING LAND USES AND SETTING:

The project site is surrounded by land zoned for a mix of uses, as described on the next page and illustrated on Figure 1:

	Existing Land Uses	Zoning
North:	Cooks Corner bar (in Unincorporated County of Orange)	Gateway Commercial District (County of Orange Zoning)
South:	Low Density Residential Open Space Ridgeline Drive	Single Family Residential Open Space
West:	Vacant	Portola Bluffs Residential
	Open Space	Open Space
East:	El Toro Road St. Michael's Abbey and Preparatory School (in Unincorporated County of Orange)	Public/Quasi-Public Facilities District and Upper Aliso Residential District (County of Orange Zoning)

FIGURE 1: REGIONAL VICINITY

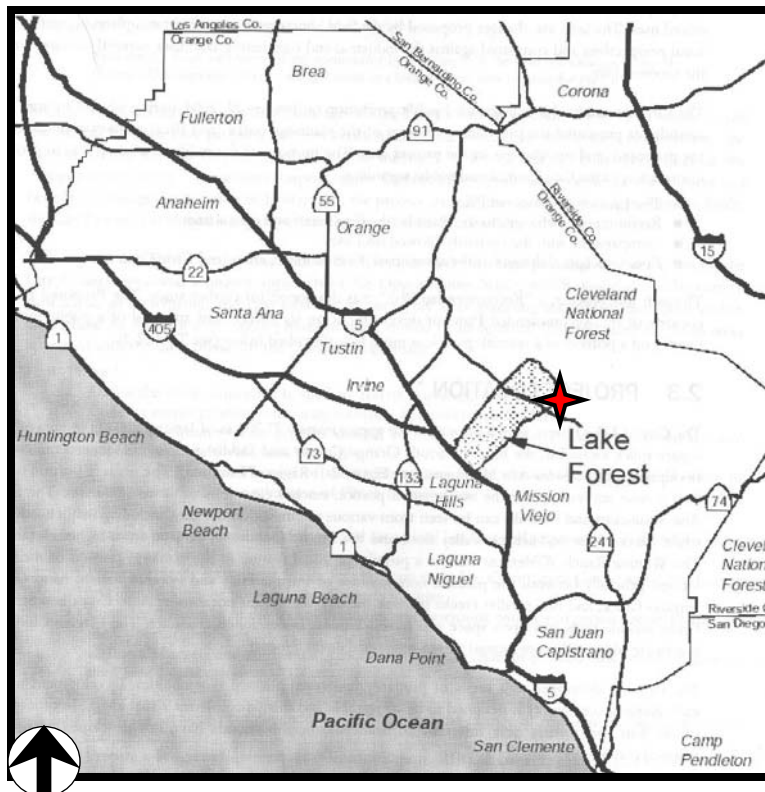


FIGURE 2: PROJECT LOCATION



PROJECT DESCRIPTION

The project is the demolition of an existing 2,500 sf building and the construction of two new buildings. The main building is proposed to be 5,600 square feet, includes 13 parking stalls (2 of which are handicapped accessible) and will be accessed via the existing driveway on El Toro Road. The second building is proposed to be 1,400 square feet, includes 4 parking stalls (1 of which is handicapped accessible) and will be accessed via a new driveway on Ridgeline Road. The total Floor Area Ratio (FAR) for the project would be .01. Both buildings have a stucco finish, clay tiled mansard roofs and gabled entry features. New landscaping, including new trees and shrubs are proposed around the buildings. Aliso Creek and an existing bridge over the creek are located on the subject parcel. The proposed buildings are located at least 30 feet away from the Creek and no changes to the Creek or the existing bridge are proposed.

The purpose of the expansion is to modernize the facility. The new facility will not significantly expand the operation of the existing business. The existing business, Compatible Electronics, will continue to operate as an electronic testing laboratory, which is a permitted use in the zoning district.

DISCRETIONARY ACTIONS AND APPROVALS: Approval of a Site Development Permit by the City of Lake Forest Planning Commission.

RELATED DOCUMENTS

Pursuant to CEQA Guidelines Section 15150, this IS/MND incorporates by reference all or portions of technical documents that relate to the proposed project or provide additional information concerning the environmental setting in which the project is proposed. The information disclosed in this IS/MND is based in part on the following technical studies and/or planning documents that include the project site or provide information addressing the general project area:

1. City of Lake Forest General Plan (July 2001, Amended July 2010).
2. City of Lake Forest Zoning Code (November 2007).
3. City of Lake Forest Zoning Maps
4. Biotic Report for the 17.65 Acre Compatible Electronics Property (June 2000, Revised 2008)
5. Water Quality Management Plan for Compatible Electronics, Inc., 19121 El Toro Road, City of Lake Forest, CA, Assessors Parcel No.: 856-012-05 & 856-012-06. (July 2009)
6. FEMA Map Panel #06059C0336J, December 3, 2009.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

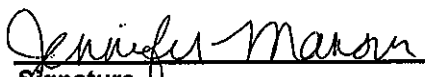
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature
Jennifer Mansur, Associate Planner
Printed Name

10/6/10

Date
City of Lake Forest Development Services
For

ENVIRONMENTAL CHECKLIST

I. Aesthetics <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I.a) No Impact. The proposed project is an expansion of an existing moderately built site. The City's General Plan does not identify any scenic vistas in the City. Furthermore, the project will not eliminate any of the trees that completely screen the site from El Toro Road. Accordingly, the project will have no impact on a scenic vista.

I.b-c) Less Than Significant Impact. The proposed project is an expansion of an existing moderately built site. The Orange County Master Plan of Arterial Highways designates El Toro Road between Santa Margarita Parkway and Live Oak Canyon Road as a County Scenic Highway. However, there are no rock outcroppings or historic buildings within the project area or the vicinity. The project site is surrounded by landscaping which will not be removed for the project. Furthermore, the project will not eliminate any of the trees that completely screen the site from El Toro Road. Therefore, impacts to any scenic resources, or visual character are less than significant.

I.d) Less Than Significant Impact. There will be new building mounted lighting installed on the buildings to light building and adjacent parking areas. No light source will spill over on to adjacent properties and the light sources will not be highly visible from outside the property. Furthermore, the project site is located in a low elevation and

there are no residential properties within close vicinity. Therefore, impacts are less than significant.

II. Agriculture and Forest Resources <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4576), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II.a-e) No Impact. The project site is zoned canyon commercial does not encroach into any agricultural zones or forest land. The project site is not in use as farmland, forest land, or timberland, nor designated for use as farmland, forest land, or timberland on any official map of the State or local government agency. Therefore, the project would not result in the conversion of agricultural land or forest land to non-agricultural or non-forest uses, nor conflict with any zoning for agricultural uses, forest uses, or a Williamson Act contract.

III. Air Quality <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III.a) No Impact. The project is subject to compliance with the South Coast Air Quality Management District's (SCAQMD) 2007 Air Quality Management Plan (AQMP). A project is consistent with the AQMP if it is consistent with the population, housing, and employment assumptions used in the development of the AQMP. These assumptions are based on the projections for population, housing and employment growth contained within local General Plans. The proposed project is consistent with the local General Plan and will not generate an increase in population, housing or employment. It is therefore consistent with the SCAQMD AQMP.

III.b) Less Than Significant Impact. Routine dust and exhaust controls will be implemented throughout the construction phase of the project in order to ensure that the project's construction emissions are below the SCAQMD's daily thresholds for criteria pollutants. The project does not propose any new source of air emissions. Therefore, the project would not result in the violation of any air quality standard or substantial contribution to an existing or projected air quality violation. Impacts are considered less than significant.

III.c) Less Than Significant Impact. The emissions generated by the aforementioned sources are well below significance thresholds and will not cumulatively result in a

considerable net increase of any criteria pollutants. There is no long-term or consistent release of any criteria pollutants recognized under an applicable Federal or State ambient air quality standard. The project currently maintains 8 employees at the site and the existing standard of 2 to 3 visitors at a time; this will not increase with the proposed expansion project. This limited number of trips by motor vehicles to the site will not result in an increase in emissions from these sources. Therefore, the impact is less than significant.

III.d) Less Than Significant Impact. As discussed above, the project would result in less than significant air quality impacts. The proposed project is located in a Canyon Commercial zoning district and the nearest residential structures are over 200 feet away. No other sensitive receptors occur in the area surrounding the site. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. A less than significant impact would occur and no mitigation measures are required.

III.e) No Impact. Construction of the proposed project will not require the sustained use of diesel-fueled heavy equipment or other activities with the potential to emit objectionable odors. The proposed facility does not include any equipment that would generate odors during regular operation. Thus, no short- or long-term odor impacts would be associated with the operation of the proposed project.

IV. Biological Resources <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. Biological Resources <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. a-b) Less than Significant with Mitigation. Based on the “Biotic Report for the 17.65 Acre Compatible Electronics Property located at 19121 El Toro Road, Orange County, California” dated June 2000 and the “Supplement to Biotic Report for the Property Located at 19121 El Toro Road, Lake Forest, CA,” dated December 2008 (Exhibit A), which were prepared by Biologist Steven G. Nelson, the project will not have a substantial adverse effect on any sensitive biological resources, nor riparian habitat. The study documents the lack of sensitive resources on the areas of the site proposed for construction. However, because the project site contains riparian areas, mitigation measure BIO-1 below is included to ensure that construction will occur outside of sensitive natural communities.

BIO-1: The project shall implement a 15 foot construction buffer immediately adjacent to Aliso Creek to avoid any inadvertent impacts to the Creek and associated riparian vegetation from the proposed project. Prior to commencement of demolition on the developed portion of the property, and prior to grading on the portion of the property accessed from Ridgeline Drive, a qualified biologist shall establish a 15’ buffer from

Aliso Creek within which no construction equipment or personnel shall enter. The buffer shall be established 15 feet from the top of the creek bank or drip line of the associated riparian vegetation, whichever is furthest from the Creek flowline, on both sides of the Creek. The area of protection shall be established along the Creek extending from the existing outdoor testing facility north of the existing building to the intersection of the Creek with El Toro Road. The area shall be marked with orange temporary construction fencing with signage indicating that construction and grading activity must not occur within the marked area.

IV. c) Less than Significant with Mitigation. The site contains a portion of Aliso Creek and may contain federally-protected wetlands. The Biotic Report attached hereto demonstrates that all project activities will occur outside of Aliso Creek and the associated riparian areas. Mitigation Measure BIO-1 above will ensure that construction will occur outside of sensitive natural communities, including wetlands. Therefore impacts to wetlands would be less than significant.

IV. d) Less than Significant with Mitigation. Based on the “Biotic Report for the 17.65 Acre Compatible Electronics Property located at 19121 El Toro Road, Orange County, California” dated June 2000 and the “Supplement to Biotic Report for the Property Located at 19121 El Toro Road, Lake Forest, CA,” dated December 2008 (Exhibit A), the project site does not serve as part of a wildlife movement corridor. However, the reach of Aliso Creek onsite may be used by wildlife as a pathway for local movement. Implementation of mitigation measure BIO-1 above will ensure that construction of the project does not impact the Creek, therefore wildlife movement, if any, would not be interrupted by the project. Therefore, impacts to wildlife movement would be less than significant.

IV. e) Less than Significant with Mitigation. Several local policies protecting biological resources apply to the project site including a local policy regulating the cutting of eucalyptus trees and special regulations within the Canyon Commercial zoning district (Lake Forest Municipal Code Section 9.228) which protect streambeds and oak woodlands. In addition, the City of Lake Forest is a participant in the Central and Coastal Orange County Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP).

Section 6.20.035 of the City of Lake Forest Municipal Code regulates the maintenance and removal of eucalyptus trees more than eight feet tall or with a trunk diameter of two inches or more measured at least three feet above ground level. The maintenance and removal of eucalyptus trees is regulated to control the infestation by the eucalyptus longhorn borer beetle. If pruning, removing, or transporting a eucalyptus or its logs, branches, or trunk during the restricted period (April 1 through October 31) a eucalyptus

cutting permit must be obtained from the City. The project site does not contain eucalyptus trees, therefore this policy will not apply.

A tree survey of the property identified the location of the trees and determined that the two identified Coast Live Oak trees do not constitute an Oak Woodland as defined by special regulations of the Lake Forest Municipal Code Section 9.228.b(1). Therefore no mitigation for Oak Woodlands is required. However, implementation of mitigation measure BIO-2 will avoid impacts to the two existing Coast Live Oak Trees.

BIO-2: The project shall implement a tree protection zone around the two coast live oaks trees (that are identified in the Biology Study) during all construction activities. Prior to commencement of demolition on the developed portion of the property, and prior to grading on the portion of the property accessed from Ridgeline Drive, a qualified biologist shall establish the tree protection zone which shall be a minimum of 15 feet from the dripline of the trees and be delineated with a six-foot high galvanized chainlink fence. The area shall be marked with signage indicating that construction and grading activity must not occur within the marked area.

With the implementation of the mitigation measures in this Section (BIO-1 and BIO-2), the project would comply with all local policies or ordinances protecting biological resource and therefore the impacts will be less than significant.

IV. f) Less than Significant with Mitigation. The City is a participant in the Central and Coastal Orange County NCCP. The project site is not designated as part of the NCCP/HCP reserve area. The NCCP/HCP generally addresses vegetation communities and species associated with upland coastal sage scrub habitat. According to the attached biotic report, no coastal sage scrub habitat occurs within the area of proposed construction. Mitigation Measure BIO-3 is included to ensure avoidance of habitat which is covered under the NCCP/HCP.

BIO-3: Prior to commencement of demolition on the developed portion of the property, and prior to grading on the portion of the property accessed from Ridgeline Drive, a qualified biologist shall visit the site to confirm the absence of habitat covered under the Central and Coastal Orange County NCCP/HCP. Should any covered habitat be observed within 25 feet of the limit of construction activity, the area shall be marked with orange temporary construction fencing with signage indicating that construction and grading activity must not occur within the marked area.

BIO-4: Prior to issuance of a demolition permit for the developed portion of the property and/or prior to issuance of a grading permit for the portion of the property accessed from Ridgeline Drive, the applicant shall submit a letter from the biologist which

implemented BIO -1, BIO-2, and BIO-3 as evidence that the mitigation measures have been completed.

With implementation of mitigation measure BIO-3 and BIO-4, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. Cultural Resources <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. a) No Impact. According to the City's General Plan, no historical resources or landmarks have been identified on the project site. Additionally, no structures are located on the project site that could constitute a historical resource. Consequently, the project will not cause a substantial adverse change in the significance of a historical resource.

V. b) No Impact. The cultural resources survey conducted as part of the last General Plan update did not identify any cultural resources or archaeological resources in the project area. Therefore, the Recreation and Resources Element of the Lake Forest General Plan indicates that the project limits lie outside of the portion of the City's planning area considered likely to yield important archaeological resources. Accordingly, the project will not cause a substantial adverse change in the significance of an archaeological resource.

V. c) Less than Significant Impact with Mitigation Incorporated. According to the City's General Plan Recreation and Resources Element, the proposed project is located

in an area of potentially sensitive paleontological resources. The proposed project includes the construction of two buildings. The 5,600 square foot building will be built on an existing site that has been previously graded. The project also includes grading to accommodate the new 1,400 square foot building and adjacent parking lot and driveway, on previously vacant land. Due to the sensitive nature of the area, the proposed grading for the new 1,400 square foot building could result in significant impacts to paleontological resources. Therefore, Mitigation Measures CR-1 through CR-3 are required. With the incorporation of these mitigation measures, impacts to paleontological resources would be reduced to a less than significant level.

- CR-1 Prior to issuance of a grading permit, a qualified paleontologist shall be retained by the Project Applicant to provide paleontological monitoring services. Specifically, during grading activities, the monitor shall conduct on-site paleontological monitoring on the portion of the project site with the new 1,400 square foot building. Monitoring shall include inspection of all exposed surfaces to determine if fossils are present.
- CR-2 Fossils recovered shall be prepared, identified, and cataloged before donation to an accredited repository designated by the City of Lake Forest.
- CR-3 The paleontologist retained shall prepare a final report to be filed with the Project Applicant and the City of Lake Forest. The report shall include a list of specimens recovered, documentation of each locality, interpretation of fossils recovered, and shall include all specialists' on site monitoring reports as appendices.

V. d) Less than Significant Impact. No formal cemeteries are known to have occupied the project site, so any human remains encountered would likely come from archaeological contexts. While it is unlikely that archaeological resources occur on the project site, the potential exists for undocumented human remains to be present and to be disturbed by construction activities. Human burials have specific provisions for treatment in section 5097 of the California Public Resources Code (PRC). To ensure proper treatment of burials in the event of discovery, the applicant will follow the applicable provisions of PRC Section 5097. Compliance with the applicable provisions of state law will ensure that impacts remain less than significant; no mitigation measures are required.

VI. Geology and Soils <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI.a.i-iii) Less Than Significant Impact. The project site is located in a seismically active region. According to the City of Lake Forest General Plan Safety Element, no

known active faults exist within the City and no Alquist-Priolo Special Study Zone has been established by the State. Therefore, the potential for damage due to ground rupture and risk of seismic-related ground failure including liquefaction is considered low to moderate at the project site. The proposed structures at the site will be designed to comply with all applicable building and safety codes and engineering requirements which reduce potential effects related to earthquakes to less than significant levels. No mitigation measures are necessary.

VI.a.iv) Less than Significant Impact. The design of foundation support for the two proposed buildings must conform to the analysis and implementation criteria described in the City's Building Code, Chapters 16, 18, and A33. Adherence to the City's codes and policies would ensure the maximum protection available for users of buildings and infrastructure and their associated trenches, slopes, and foundations. The City's monitoring and enforcing the requirements of the Building Code, would ensure that unstable soils or geologic units were stabilized or removed and replaced prior to their being used for foundation support. Because the requirements of the City's Building Code must be satisfied prior to project construction, the potential of a landslide caused from development of this project would be reduced to a less-than-significant level.

VI.b) Less than Significant Impact. Project development would not cause substantial soil erosion. Erosion is the movement of soil and rock from place to place. Erosion occurs naturally by agents such as wind and flowing water. However, grading and construction activities can cause increased erosion if effective erosion control measures are not used.

The State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ (General Construction Permit) contains water quality standards and storm water discharge requirements applying to construction projects of one acre or more in area. The General Construction Permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) that identifies the sources of pollution that may affect the quality of stormwater discharges and describes and ensures the implementation of Best Management Practices (BMPs) to reduce the pollutants, including erosion of silt and soil, during construction. Accordingly, the project will require preparation and use of the SWPPP that will ensure that grading and construction activities do not result in erosion at the site. Therefore, the project development will not cause substantial soil erosion and no mitigation measures are necessary

VI.c) Less than Significant Impact. The design of foundation support for the two proposed buildings must conform to the analysis and implementation criteria described in the City's Building Code, Chapters 16, 18, and A33. Adherence to the City's codes and policies would ensure the maximum protection available for users of buildings and

infrastructure and their associated trenches, slopes, and foundations. The City's monitoring and enforcing the requirements of the Building Code, would ensure that unstable soils or geologic units were stabilized or removed and replaced prior to their being used for foundation support. Because the requirements of the City's Building Code must be satisfied prior to project construction, the potential hazards posed by unstable soils or geologic units would be regulated and reduced to a less-than-significant level.

VI.d) Less than Significant. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking or swelling can shift, crack, or break structures built on such soils. During the grading permit process, a soils study of the area proposed to be graded will be required. If the soil study indicates that there are expansive soils, then the project will be required to meet the requirements in the City's Building Code. The Building Code requirements will ensure that there are less than significant impacts if the soil in the area is determined to be expansive.

VI.e) No Impact. The project would not include septic tanks or alternative water disposal systems because sewers are available for the disposal of wastewater.

VII. Greenhouse Gas Emissions <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII.a) Less Than Significant Impact. There are currently no established regulatory thresholds for greenhouse gas (GHG) emissions on a local, state, or national basis. Current State of California goals for reductions in GHG emissions are contained in Assembly Bill 32 (AB 32). AB 32 establishes a goal of reaching 1990 GHG levels by 2020 and describes a process for achieving that goal. Resource agencies, including the California Air Resources Board (CARB), South Coast Air Quality Management District (SCAQMD), the California Environmental Protection Agency, the U.S. Environmental Protection Agency (EPA) have not yet adopted thresholds of significance for greenhouse gases to guide local agencies in their analysis of GHG during the CEQA process. SCAQMD and the Bay Area Air Quality Management District (BAAQMD) have proposed, but not yet adopted, thresholds of 3,000 and 1,100 metric tons of carbon dioxide equivalents (MTCO₂e) per year, respectively. Recognizing the absence of any

State or regional agency adopted thresholds of significance for greenhouse gas emissions, CARB has approved of a local agency's use of a qualitative analysis to determine a project's impacts on GHG emissions.

The proposed facility may be expected to generate greenhouse gases from the operation of construction equipment; from vehicles used during the construction phase to transport construction materials and personnel to and from the site; and from vehicles visiting the site. The construction phase of the project will include grading activities and the construction of a 1,400 square foot building and a 2,500 square foot building. This is a small construction project that is comparable in size to projects that are usually exempt from the CEQA process. The small nature of the construction activities will not generate a significant amount of greenhouse gas emissions.

The purpose of the expansion is to modernize the facility. The new facility will not significantly expand the operation of the existing business. Accordingly, the number of employees and customers that visit the site will not significantly increase and therefore there will not be a significant increase in the generation of greenhouse gases from vehicles visiting the site. Additionally, the new buildings will be constructed according to the latest building codes and will be more energy efficient than the current building. Therefore, the greenhouse gas emissions associated with the construction of the project and the operation of the business are considered less than significant and no mitigation measures are necessary.

VII.b) No Impact. As discussed under VII(a), the proposed project will not generate significant greenhouse gas emissions and therefore will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No mitigation measures are necessary.

VIII. Hazards and Hazardous Materials <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. Hazards and Hazardous Materials <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII.a-g) No Impact. Transportation, use, disposal, or storage of hazardous materials is not required or proposed in conjunction with this project. The project is to expand an existing use, without creating any hazards at the site. There are no existing or proposed schools located within a quarter-mile of the project site. A review of the State's lists of known hazardous substances sites, pursuant to Section 65962.5 of the California

Government Code confirmed there are no such sites within the project area. The project is not located on or near any airports or airstrips. There is currently ample room to support emergency vehicles, and the finished project would improve the circulation on the site. No impacts involving hazards or hazardous materials are expected.

VIII.h) Less Than Significant Impact. The proposed project is located in a natural area, which is designated as a Very High Fire Hazard Severity Zone by the Orange County Fire Authority (OCFA). The proposed project will require approval and implementation of a fuel modification plan. The fuel modification plan consists of different zones of specific landscaping that extend 170 feet from the buildings to reduce the impacts of a fire spreading to or from the site. Furthermore, the Building Code requires special building construction features for buildings within a fire hazard severity zone which will further decrease the impacts of a fire. The OCFA and Building Code requirements will minimize any impacts of a wild land fire at the site or spreading from the site. Therefore, impacts from a wildland fire are less than significant.

IX. Hydrology and Water Quality <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. Hydrology and Water Quality <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. a) No Impact. The City of Lake Forest coordinates with the County of Orange in implementation of the National Pollutant Discharge Elimination System (NPDES) program, which is designed to reduce pollutants in storm water runoff. This project required the preparation of a Water Quality Management Plan (WQMP), pursuant to the San Diego Regional Water Quality Control Board Order No. R9-2009-0002. The WQMP specifies construction and operational Best Management Practices (BMPs) that the project would implement to minimize stormwater runoff pollutants to meet the region's

water quality standards. Because the requirements of the WQMP for the project must be satisfied, the project would not violate any water quality standards or waste discharge requirements and no mitigation measures are required.

IX. b) Less than Significant Impact. The project would not utilize groundwater nor impact any groundwater wells; therefore the project will not substantially deplete groundwater supplies. Furthermore, the project will only increase the impervious surface with the addition of the 1,400 square foot building, two testing slabs and the adjacent parking lot and driveway. The proposed impervious surfaces for the project are less than 5% of the area of the 11 acre parcel. Accordingly, the addition of the impervious surfaces for the project is minimal and will not substantially interfere with the groundwater recharge. Therefore, less than significant impacts associated with this issue would occur and no mitigation measures are required.

XI c-d) Less than Significant Impact. The proposed facility is located adjacent to Aliso Creek. Aliso Creek is a 19 mile urban river that discharges directly into the Pacific Ocean. Proposed project would be constructed a minimum of 30 feet from Aliso Creek and does not involve any alterations to the Creek. Because the project is located within 100 feet of the streambed and pursuant to Section 9.228.070 of the City's Municipal Code the applicant is required to prepare a site-specific streambed analysis prepared by a hydrologist to determine the precise boundary of the streambed and a site-specific analysis to identify the direction of and flow of natural runoff from the site, or immediately adjacent to the site. Furthermore, the code states that all development shall minimize discharge so that future storm flows do not significantly exceed existing flow levels. The project will include a condition of approval requiring the completion of these studies as required by the City's code. Accordingly, the studies will verify that there will be no impacts to the Creek and, if necessary, include design recommendations to ensure that the existing drainage pattern of the site, will not be substantially altered in a manner which would result in erosion, siltation, and increase in surface runoff and/or flooding. Therefore, a less than significant impact would result.

XI. e) Less than Significant Impact. The project site is served by existing stormwater facilities and has been designed to allow runoff to drain to an infiltration basin and landscaped areas. The new impervious surfaces are limited to the new 1,400 square foot building, the new 4 vehicle parking lot and the corresponding driveway. This area is less than 5% of the lot and will not significantly increase runoff at site. Furthermore, runoff from the proposed walkways and rooftops are designed to drain into the landscaped areas. Accordingly, there will not be a significant increase of surface runoff that will flow into the stormwater drainage system. Therefore, the project would not create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems, nor would it create additional sources of polluted runoff, and no mitigation measures are required.

XI. f) Less than Significant Impact. The City of Lake Forest coordinates with the County of Orange in implementation of the National Pollutant Discharge Elimination System (NPDES) program, which is designed to reduce pollutants in storm water runoff. This project required the preparation of a Water Quality Management Plan (WQMP). The WQMP specifies Best Management Practices (BMPs) for construction and operation that the project would implement to minimize pollutants into the water supply. Because the requirements of the WQMP for the project must be satisfied, the project would not substantially degrade water quality.

IX.g) No Impact. The project does not involve the construction of any new housing. Therefore, no impacts related to flood hazards would occur from implementation of the proposed project and no mitigation measures are required.

IX. h-i) Less than Significant Impact. The proposed facility is located adjacent to Aliso Creek. Aliso Creek is a 19 mile urban river that discharges directly into the Pacific Ocean. Proposed project would be constructed a minimum of 30 feet from Aliso Creek and does not involve any alterations to the Creek. Because the project is located within 100 feet of the streambed and pursuant to Section 9.228.070 of the City's Municipal Code the applicant is required to prepare a site-specific streambed analysis prepared by a hydrologist to determine the precise boundary of the streambed and a site-specific analysis to identify the direction of and flow of natural runoff from the site, or immediately adjacent to the site. Furthermore, the Code states that all development shall minimize discharge so that future storm flows do not significantly exceed existing flow levels. The project will include a condition of approval requiring the completion of these studies as required by the City's code. Accordingly, the studies will verify that there will be no impacts to the Creek and, if necessary, include design recommendations to ensure that project will not redirect flood flows or expose people or structures to any risks involving flooding the existing drainage pattern of the site. Therefore, a less than significant impact would result.

IX. j) Less than Significant Impact. The design of foundation support for the two proposed buildings must conform to the analysis and implementation criteria described in the City's Building Code, Chapters 16, 18, and A33. Adherence to the City's codes and policies would ensure the maximum protection available for users of buildings and infrastructure and their associated trenches, slopes, and foundations. The City's monitoring and enforcing the requirements of the Building Code would ensure that unstable soils or geologic units were stabilized or removed and replaced prior to their being used for foundation support. Because the requirements of the City's Building Code must be satisfied prior to project construction, the potential of a mudflow would be reduced to a less-than-significant level. The project site is approximately nine miles from the Pacific Ocean and is therefore not subject to impacts related to tsunamis. Furthermore, the nearest enclosed body of water to the project site is the Upper Oso

Reservoir, which is over two miles away from the project site and therefore would not be subject to impacts related to a seiche from the reservoir. Accordingly, the project will not result in impacts related to a seiche, tsunami, or mudflow.

X. Land Use and Planning <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community's conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X.a-c) No Impact. The proposed project site is zoned Canyon Commercial and is an expansion of an allowed use. The project site is located adjacent to the Portola Hills residential community, and the proposed project would not physically divide the established community. The project will not conflict with or involve any changes to any land use policies, programs or regulations. Furthermore, as mentioned in the Biological Resources Section (IV(f)) of this initial study, the project will not conflict with any habitat conservation plan nor any natural community conservation plan. Therefore, no impacts related to land use and planning would occur from the implementation of the proposed project.

XI. Mineral Resources <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. Mineral Resources <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI.a-b) No Impact. According to the City's General Plan Recreation and Resources Element, the project site is not located within a mineral resource area. Therefore, no loss of a known mineral resource or mineral resource recovery site will occur.

XII. Noise <i>Would the project result in:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. Noise <i>Would the project result in:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII.a-d) Less Than Significant. The City of Lake Forest Municipal Code (LFMC) Chapter 11.16 – *Noise Control*, establishes citywide noise standards based on specified noise sources. Residential neighborhoods are more than 200 feet away from the project site. Construction of the proposed project would generate noise on a temporary basis. However, noise associated with construction is exempted from the provisions of LFMC Chapter 11.16, provided construction does not occur between the hours of 8:00 p.m. and 7:00 a.m. Monday-Saturday and at any time on Sundays or Federal Holidays.

The project does not include any materials or equipment placed underground or above ground that will produce permanent ground borne vibration or noise. Heavy machinery which may be used during the construction phase may temporarily produce minor vibrations. Potential impacts are considered less than significant.

The proposed project does not include any new permanent noise sources. Therefore, the proposed project would not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity and potential impacts are considered less than significant.

XII.e-f) No Impact. The project site is not located within an airport land use plan, nor is it located within two miles of a public airport or public use airport. The nearest public use airport, John Wayne Airport, is located approximately 10 miles from the project site. The nearest private airport or heliport is the Oakley heliport that is approximately 1.5 miles from the site. However, the heliport is used very infrequently and will not expose people residing or working in the project area to excessive noise levels. Therefore, no impacts associated with airport noise would occur.

XIII. Population and Housing <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII.a) No Impact. The proposed project is an expansion of an existing electronics testing facility, which will not require additional employees to maintain. No residential uses are associated with the proposed project and the project will not require an extension of infrastructure to an area not previously served. Therefore, the project would not directly or indirectly induce population growth and no impacts would occur.

XIII.b-c) No Impact. No housing is located on the project site and no housing would be displaced by the project. Therefore, the project would not displace housing or necessitate construction of replacement housing and no housing related impacts would occur.

XIV. Public Services <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV.a-e) No Impact. The proposed project is an expansion of an existing electronics testing facility at an existing site. The project would not result in any new housing, population, or employment. Therefore, the project would not result in any need for additional public services including fire protection, police protection, schools, or parks.

XV. Recreation	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which MCCht has an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV.a-b) No Impact. There are no existing or planned parks or recreation resources or facilities within or adjacent to the project limits; thus there would be no physical impacts related to such resources. This project will not increase population, housing, or employment; therefore there will be no impact demand for or use of any parks or recreation resources.

XVI. Transportation/Traffic <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrians and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. Transportation/Traffic <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI.a) Less than Significant. The proposed project involves the 4,500 square foot expansion of an existing electronics testing facility. Based on the Institute of Transportation Engineer (ITE) standards, the expansion of the facility would add 31 daily trips to and from the site. 31 daily trips is well below the threshold for a traffic study and will not significantly impact the traffic on the adjacent streets. The City's applicable policy for establishing measures of effectiveness for the performance of the circulation system is the Orange County Traffic Impact Analysis Guidelines. The project will comply with the Orange County Traffic Impact Analysis Guidelines because the use is consistent with the zoning of the property and because the trip generation for the expansion of the project is minimal. Therefore, the project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

XVI.b) No Impact. The proposed project involves the 4,500 square foot expansion of an existing electronics testing facility. Based on the Institute of Transportation Engineer (ITE) standards, the expansion of the facility would add 31 daily trips to and from the site. 31 daily trips is well below the threshold for a traffic study and will not significantly impact the traffic on the adjacent streets. The City is a participant in the Orange County Congestion Management Plan (OCCMP). The intersection of El Toro Road and Ridgeline Road is not an applicable intersection of the OCCMP and the project will not conflict with the OCCMP. Furthermore, the project will add minimal daily trips to and

from the site, which will not affect the level of service of any of the nearby intersections. Accordingly, the project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

XVI.c) No Impact. The project site is not within an airport land use plan or within two miles of an operating public airport or private air strip. Air traffic patterns will not be affected by the proposed project and no impact will occur.

XVI.d) Less than Significant Impact. Access to the project site is from an existing driveway from El Toro Road and a new driveway on Ridgeline Road. The proposed driveway will access the parking lot for the new 1400 square foot building. The driveway has been reviewed by the City's traffic engineer to ensure that the design of the driveway is safe for vehicles. Therefore, the project will not substantially increase hazards due to a design feature or incompatible uses.

XVI.e) No Impact. Access to the project site is from an existing driveway from El Toro Road and a new driveway on Ridgeline Road. The site plan, including the design of the new driveway and the circulation of the parking lots has been reviewed by the Orange County Fire Authority, who ensures that the design of the driveway will accommodate fire apparatus. Therefore, there will be no impact to emergency access at the site.

XVI.f) No Impact. The proposed project involves the expansion and operation of an existing electronics testing facility. The project does not affect any alternative transportation facilities such as bicycles or buses and would not increase demand for such facilities. Therefore, the project would have no impact on adopted plans and policies for alternative transportation and no mitigation is required.

XVII. Utilities and Service Systems <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. Utilities and Service Systems <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII.a-e) Less Than Significant. Water in the project area is supplied by the Trabuco Canyon Water District. The project will require small plumbing and drainage modifications for the expanded facility which include restrooms and new storm drain inlets. The project site is developed; water and sewer infrastructure is in place. However, the project will require onsite construction of piping and drainage improvements to reroute water and convey storm water flows to area drainage facilities in accordance with City regulations.

Water usage and wastewater generation at the site will be mainly from use of the restrooms and irrigation for landscaping. The proposed new buildings will not significantly increase the number of employees working at the electronic testing facility, which will not significantly increase water usage or waste water generation related to the restrooms. Furthermore, the landscaping at the site is mostly native plants and will be required to meet the City's Water Efficient Landscape Ordinance. Accordingly, water and wastewater requirements for the project are low and it is anticipated that sufficient water supplies will

be available and no new or expanded entitlements are necessary. Therefore, the project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. No new or expanded storm water facilities are required. In addition, the proposed project would adhere to NPDES regulations with regard to runoff, including BMPs. Therefore, impacts are less than significant and no mitigation measures are required.

XVII. f) Less Than Significant. The proposed project involves the expansion and operation of an existing electronics testing facility. A small amount of construction waste will be generated during construction of the project. The project area is served by two landfills, Prima Deshecha in San Juan Capistrano which has an estimated closure of 2040, and Frank R. Bowerman in Irvine which has an estimated closure of 2024. The project is expected to generate a relatively small amount of waste during operation. The assumed amount of waste produced would be consistent with the current operation of the existing facility, this impact is considered less than significant and no mitigation measures are required.

XVII. g) Less Than Significant. The project will generate minimal solid waste during operation and would generate a minimal amount of solid waste during construction. The project proponent will comply with all local, State, and Federal statutes and regulations related to solid waste during project construction. Therefore, the impact is considered less than significant and no mitigation measures are necessary.

XVIII. Mandatory Findings of Significance	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. Mandatory Findings of Significance	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. a) Less Than Significant with Mitigation. Based on the "Biotic Report for the 17.65 Acre Compatible Electronics Property located at 19121 El Toro Road, Orange County, California" dated June 2000 and the "Supplement to Biotic Report for the Property Located at 19121 El Toro Road, Lake Forest, CA," dated December 2008 (Exhibit A), which were prepared by Biologist Steven G. Nelson, the project will not have a substantial adverse effect on any sensitive biological resources, nor riparian habitat. Furthermore, the report also concludes that the project will not have a substantial adverse effect on existing wildlife movement patterns through or adjacent to the site. Therefore, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. The project site is within an area which may contain paleontological resources. Therefore the project includes mitigation measures to ensure that impacts to important examples of the major periods of California history or prehistory remain less than significant.

XVIII. b) Less Than Significant. As discussed throughout this document, potential project-related impacts would be less than significant, with the incorporation of the proposed mitigation measures. This initial study includes information about both short-term environmental impacts and long-term environmental impacts. The project features and mitigation measures that are in place to ensure short-term environmental goals, will not significantly impact the project's ability to achieve long-term environmental goals.

XVIII. c) No Impact. The proposed project involves a 4,500 square foot expansion of an existing electronics testing facility. The purpose of the expansion is to modernize the

facility. The new facility will not significantly expand the operation of the existing business. As discussed throughout this document, potential project-related impacts would be less than significant, with the incorporation of the proposed mitigation measures. Accordingly, the project does not have impacts that are cumulatively considerable and will not impact any future projects in the area.

XVIII. d) Less than Significant. As discussed throughout this document, potential project-related impacts would be less than significant, with the incorporation of the proposed mitigation measures. Accordingly, there would be a less than significant impact from the project on human beings, either directly or indirectly.

December 2, 2008

Mr. Shirish J. Shah
Compatible Electronics
114 Olinda Drive
Brea, CA 92823

Re: Supplement to Biotic Report for the Property Located at 19121 El Toro Road, Lake Forest, CA

Dear Mr. Shah:

I prepared a Biotic Report for the subject property in June 2000. That report and the findings contained therein reflected a review of relevant literature and regional resource data bases, as well as a site investigation. As I understand it, you submitted a pre-application package (No. 2008-01) for proposed improvements to the property to the City of Lake Forest. In response, the City outlined a series of outstanding submittal requirements in a letter addressed to Klaus Barre, your project planner, dated July 22, 2008. The purpose of this letter is to provide the outstanding information required for submittal relevant to biological resources. My responses are provided below according to the items listed and discussed in the City's letter.

Biological Survey (Item No. 2)

As mentioned above, I conducted a thorough field investigation of the property in June 2000 and documented my findings in a report dated the same (attached as Exhibit A1, *June 2000 Biotic Report*). As part of my work to update the findings of the earlier report, I conducted a review of current literature and regional data bases relevant to biological resources which potentially occur on site. I then conducted an update survey of the property to verify site conditions on November 2, 2008. Based on that survey, I determined that site conditions had not changed and the findings of my June 2000 Biotic Report regarding biological resources remained valid as of the date of this writing.

Not included in my June 2000 report, however, was a map of vegetation on the property. Based on my updated survey, such a map was prepared and is attached as Exhibit A2, *Vegetation Map*. In response to the City's request, this exhibit shows the location of the creek, riparian habitat, and other native vegetation on site.

Also on November 2, 2008, Gerhard Bombe (Certified Arborist #WC-1888), of Califlora, Inc. conducted a survey of oak and sycamore trees on site. His report is provided in Exhibit A3, *Tree Survey*. In summary, the tree survey found that two significant coast live oaks (*Quercus agrifolia*) occur on site that potentially would be affected by the proposed project. For these trees it is recommended that a Tree Protection Zone (TPZ) be established during construction. The TPZ should be established a minimum of 15 feet from the dripline of the trees and be delineated with a six-foot high galvanized chain link fence.

Biological Setbacks Sheet (Item No. 3)

Based on the Tree Survey, the project planner or engineer should create a biological sheet depicting the ultimate project buildout and setbacks in accordance with the TPZ described above. No other biological setbacks are warranted. This assumes that improvements to the main building parking area will not extend west of the existing fence line separating the parking area

from Aliso Creek. If the project development does extend beyond the fence line, the limits of California Department of Fish and Game (CDFG) streambed jurisdiction should also be delineated at the top of the creek bank or drip line of associated riparian vegetation, whichever is furthest out from the creek flow line.

Tree Survey (Item No. 12)

As mentioned above under response to Item No. 2, a tree survey was prepared by Gerhard Bombe (Certified Arborist #WC-1888). His survey identified two significant coast live oak trees in or near the area to be affected by the proposed project, as well as two native western sycamore trees (*Platanus racemosa*) and three non-native London plane trees (*P. acerifolia*) that either should not be affected by the project or are moot due to their non-native status. As a consequence, no recommendations are made regarding these later species' occurrences.

Bombe also made the determination that no oak woodland, as defined by the Canyon Commercial Zoning District, Section 9.070 Special Provisions, b.1 is found on site.

Correspondence with Resource Agencies (Item No. 24)

As a clarification to the City's request, it is not common practice to expect correspondence with the CDFG and the U.S. Army Corps of Engineers (Corps) on matters that do not encroach on their respective jurisdictions. The Corps has jurisdiction over waters and wetlands within the ordinary high water mark of certain streams, rivers and other bodies of navigable waterways. The project, as proposed, does not encroach into such areas. CDFG has jurisdiction over streambeds and lakes within the limits of the banks and associated riparian habitat of such drainage features. If the project does not extend westward of the existing fence line or propose improvements to the bridge crossing between the main building and the proposed test building, their jurisdiction will not be encroached upon. Therefore, no correspondence is warranted. To insist upon this would be an imposition on agencies already under personnel capacity constraints.

If you have any questions or comments about anything discussed above, please do not hesitate to contact me.

Sincerely,

Steven G. Nelson
Consulting Biologist
24230 Delta Drive
Diamond Bar, CA 91765
Tel/Fax: 909.396.8478
Email: smlcnelson@aol.com

Cc: Klaus Barre

D/D = Disturbed (Ruderal) / Developed

Coastal Sage Scrub

Riparian

D/D

D/D

D/D

Riparian

N

Vegetation Map



Exhibit A1

June 2000 Biotic Report

BIOTIC REPORT
for the
17.65 ACRE COMPATIBLE ELECTRONICS PROPERTY
located at
19121 EL TORO ROAD
ORANGE COUNTY, CALIFORNIA

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BIOTA REPORT
for the
17.65 ACRE COMPATIBLE ELECTRONICS PROPERTY
located at
19121 EL TORO ROAD
ORANGE COUNTY, CALIFORNIA

Introduction

The subject property is currently developed and operated as a field test laboratory by Compatible Electronics (CE). Facilities are present at the site to conduct radio frequency emissions testing, transmitter/receiver testing, and various types of susceptibility testing. Earlier this year, CE submitted a planning application (PA # 00-0028) to continue its present use of the property for the same purpose. In a letter dated March 13, 2000, addressed to Shirish J. Shah (owner of CE), the County of Orange Planning & Development Services Department indicated they required a biotic report prepared per the *Foothill/Trabuco Specific Plan* by a qualified wildlife biologist. Regarding biotic resources, the Specific Plan requires a focused analysis of proposed project effects on streams, oak woodlands, and wildlife movement corridors, among other sensitive resources. The intent of this study and report is to present findings and conclusions regarding these and other potential issues.

Project Description

The total property encompasses 17.65 acres in the foothills of the Santa Ana Mountains above the cities of Mission Viejo, El Toro, and Lake Forest (see *Exhibit 1, Regional Location*, and *Exhibit 2, Project Vicinity*). As proposed, the project applicant desires to continue the current use of the property as a test laboratory for radio emissions. Currently, the property is developed over approximately 3 acres adjacent to El Toro Road with improvements, including a permanent structure, 2 modular structures, driveway, parking area, ornamental landscaping, and fencing. It is understood that no expansion of the developed area is planned at this time and portions of the property which lie outside this area will remain in open space.

Setting

Characteristics of the Project Site

The topography of the irregularly shaped property ranges from almost level to moderately sloping ground. The actively used area of the property is level. Overall, elevations range from approximately 1040 feet above mean sea level (MSL) to approximately 1240 feet above MSL. Drainages on the property are represented by Aliso Creek which courses through the property from the north to the south and runs along the property's southern boundary.

The southeast portion of the property has been developed with improvements for use as a testing facility by the applicant. The Aliso Creek drainage and hillsides to the northwest of the developed area remain in their native condition.

Sensitive wildlife surveys. The area encompassed by the project (existing developed area) was thoroughly surveyed to assess the potential to support sensitive wildlife species.

Oak tree/woodland assessment. The presence or absence of oak trees and woodlands within the project area and areas within 200 feet was determined through field inspection.

Wildlife movement corridor analysis. The existence of wildlife movement corridors, pathways, and/or linkages on site was analyzed primarily by examination of topography, connecting drainages, vegetation cover, and regional open space patterns. Existing information, particularly the *Foothill/Trabuco Specific Plan EIR and Resource Overlay Component*, was also useful in that it provided a regional analysis of these resources.

Impacts to off site areas. All areas off site which could potentially be effected by the project were surveyed in the same manner as the site. Generally, such areas are those within 200 feet of the limits of the action area.

General Biota

General Vegetation and Plant Communities

Following is a brief description of the vegetation and plant communities found on site. A listing of the plant species found within the area to be effected by the project is provided in *Appendix A, Plant Species Inventory*. The plant community classification follows *Habitat Classification System Natural Resources Geographic Information System (GIS) Project* (Gray and Bramlet, 1992).

Developed. Developed areas include those areas which have been either built upon or have been rendered barren due to past clearing and ongoing intense and frequent use. On site this classification is represented by existing pads, permanent and modular structures, parking lots, and ornamental landscaping. With the exception of 2 western sycamores, all native vegetation has been removed from the developed area of the property.

Sagebrush-buckwheat scrub. Coastal sage scrub in Orange County consists of several subcommunities as defined by Gray and Bramlet (1992). Within the property but outside the project action area the sagebrush-buckwheat scrub subcommunity is found. As implied, the dominant plant species are California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). Other common plant species are common monkeyflower (*Mimulus guttatus*), black sage (*Salvia mellifera*), deerweed (*Lotus scoparius*), and laurel sumac (*Malosma laurina*). The distribution of this vegetation on site is restricted to the hillsides in the northwestern portion of the property.

Willow scrub. Willow scrub is a riparian plant community that is found along stretches of Aliso Creek where it crosses the property. On site this vegetation is dominated by willows (*Salix sp.*) and mulefat (*Baccharis glutinosa*). In between the patches of vegetation are barren areas of cobbly and sandy substrate. The willow scrub in the vicinity of the project is not highly developed and is restricted to the immediate bed and banks of the drainage.

General Wildlife

Wildlife populations, including mammals, birds, reptiles, and amphibians, observed and expected to exist within the action area are typical of developed areas within a larger matrix

Section 21001(c) of the *Public Resources Code*. According to these criteria, impacts would be considered significant if one or more of the following conditions would result from implementation of the proposed project.

- A substantial effect on a rare or endangered species or the habitat of that species.
- A substantial diminishment in habitat for fish, wildlife or plants.
- A substantial effect on a critical, yet limited, resource utilized by state or federal listed threatened or endangered species.
- A substantial effect on the movement of any resident or migratory fish or wildlife.
- A net loss of wetlands.

Impacts to Vegetation/Plant Communities

The project, as proposed, will not require the removal of native vegetation. Should any additional facilities be contemplated in the action area in the future, adequate room is available within the developed area of the property to accommodate them. Therefore, no potentially significant impacts to vegetation/plant communities will result from the project.

Impacts to Wildlife

Impacts to wildlife generally takes one or more of three forms. First, wildlife may be effected by habitat loss. As mentioned above, no native vegetation will be lost as a result of the project; therefore, loss of habitat for wildlife will not be an impact. Second, wildlife may be effected indirectly by impacts "spilling over" from project sites into adjacent habitat areas (eg., noise, light and glare, etc.). Since, the project is not proposed to result in uses different from those already existing on site, indirect effects will not be an impact. Third, wildlife may be effected by the interruption of normal movement patterns. Again, since the project proposes no changes to the uses on site or their areal extent, there will be no effect on existing wildlife movement patterns through or adjacent to the site.

Impacts to Sensitive Biological Resources

No sensitive species or habitats occur within the proposed project action area including streambeds which are jurisdictionally regulated by the U.S. Army Corps of Engineers or CDFG or are regulated by policies contained in the *Foothill/Trabuco Specific Plan*. In addition, no native oak trees occur within the proposed project area. Therefore, no impacts to sensitive resources will result from the project.

Mitigation Measures

In the absence of potentially significant adverse impacts associated with the project no mitigation measures are warranted and none are recommended.

Unavoidable Significant Adverse Impacts

There are no unavoidable significant adverse impacts associated with the project.

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Munz, P.A. 1974. *A Flora of Southern California*. University of California Press, Berkeley and Los Angeles, California.

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U.S. Fish and Wildlife Service. 1991. *Endangered and Threatened Wildlife and Plants; Annual Candidate Review for Listing as Threatened and Endangered Species, Proposed Rule*. Federal Register 50 CFR Part 17, U.S. Department of the Interior, Washington, D.C.

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U.S. Fish and Wildlife Service. 1993. *Plant Taxa for Listing as Endangered or Threatened Species; Notice of Review*. Federal Register 50 CFR Part 17, U.S. Department of the Interior, Washington, D.C.

U.S. Fish and Wildlife Service. 1996. *Review of Plant and Animal Taxa that are Candidates for Listing as Endangered or Threatened Species*. Federal Register CFR 50 Part 17, U.S. Department of the Interior, Washington, D.C.

U.S. Fish and Wildlife Service. 1996. *Endangered and Threatened Species: Notice of Reclassification of 96 Candidate Species Taxa*. Federal Register CFR 50 Part 17, U.S. Department of the Interior, Washington, D.C.

Malvaceae - Mallow Family

Malva parviflora
cheeseweed *

Solanaceae - Nightshade Family

Nicotiana glauca
tree tobacco *

Poaceae - Grass Family

Avena barbata
slender wild oats *

Bromus diandrus
ripgut grass *

Bromus hordeaceus
soft chess *

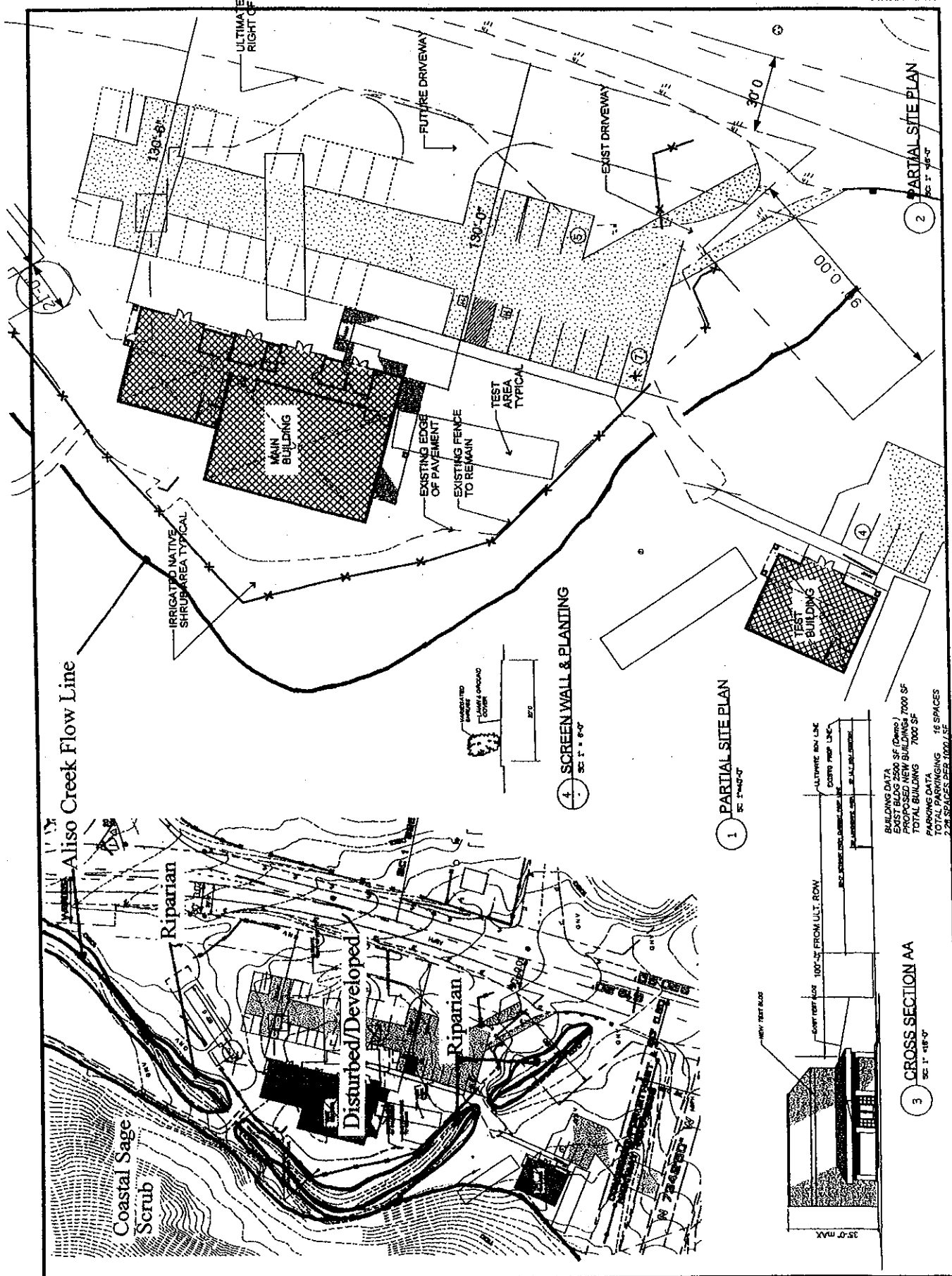
Bromus madritensis ssp. rubens
foxtail chess

Schismus barbatus
Mediterranean schismus *

Carduelis psaltria
lesser goldfinch
Carpodacus mexicanus
house finch *

Mammals

Didelphis virginiana
Virginia opossum
Sylvilagus audubonii
desert cottontail *
Spermophilus beecheyi
California ground squirrel *
Thomomys bottae
Bottae's pocket gopher *
Mus musculus
house mouse
Peromyscus maniculatus
deer mouse
Mephitis mephitis
striped skunk



CALI-*flora* INC.
California Native
Landscapes
Restoration
Creation

29662 Preston Drive
Laguna Niguel, CA 92677
949.463.5521
califlora@cox.net

November 7, 2008

Compatible Electronics
Silverado Facility
Lake Forest, CA

Re: Tree Survey

The following letter report is submitted to summarize the findings of my site visit and assessment of the subject trees on November 1, 2008:

The site was walked on foot, and the vital statistics of each oak tree greater than 5" Diameter at Breast Height (DBH), were recorded, i.e., the number of trunks, the DBH, height, spread, health and structural condition (Exhibit 1). In addition, the trees were numbered with an aluminum tag and photographed, (see attached Photo Log).

After walking the site, a determination was made that an Oak Woodland, as defined in the Canyon Commercial Zoning District, Section 9. .070 Special Provisions, b. 1., did not exist on this site. Fig. 1 shows an aerial of the site, with the tree species and habitat types identified. Only two significant Coast Live Oaks, and a few oak saplings of less than 5" DBH, occur on the site. The remaining trees are eucalypts, willows, sycamores and London Plane trees.

The oaks were found along the toe of the slope on the west side of the site. Further to the west, and up slope, the vegetation consists of native Coastal Sage Scrub. Towards the south-west, the habitat changes to an ornamental/ fuel mod, irrigated, landscape.

Typically, Coast Live Oak woodland is dominated by *Quercus agrifolia* with associated shrubs such as *Quercus berberidifolia*, *Rhamnus ilicifolia*, *Rhamnus californica*, *Heteromeles arbutifolia*, *Ribes* spp., *Sambucus mexicana*, *Symphoricarpos* spp., and *Toxicodendron diversilobum*, none of which were

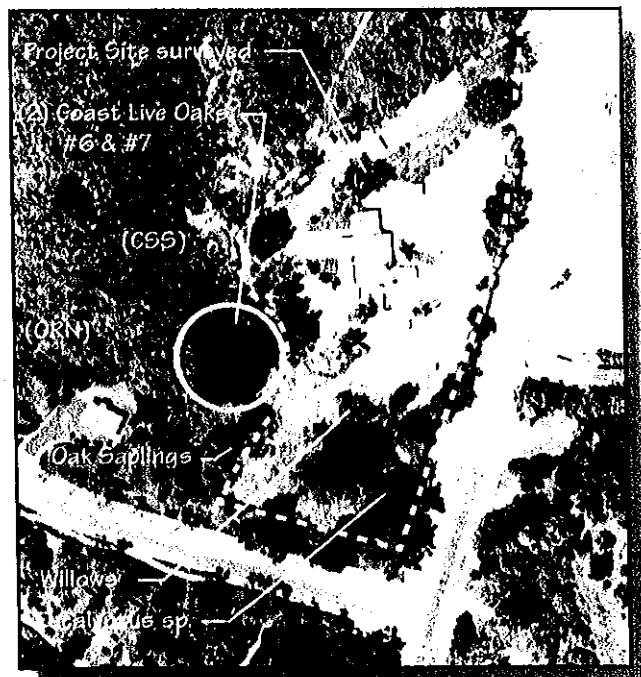


Fig. 1. Aerial view of site, showing (2) Coast Live Oaks of significance. These oaks are not part of an Oak woodland, as the surrounding vegetation is either ornamental (ORN) or Coastal Sage Scrub (CSS) vegetation types.

If you have any questions regarding this report, please do not hesitate to contact me at 949-463-5521.

Sincerely,



Gerhard D. Bombe, ASLA
Registered Landscape Architect #2112
Certified Arborist #WC-1888

Attachments: Exhibit 1, Tree Data
Photo Log

PHOTO LOG



Photo 1. View of oak sapling area. No significant oaks > 5"

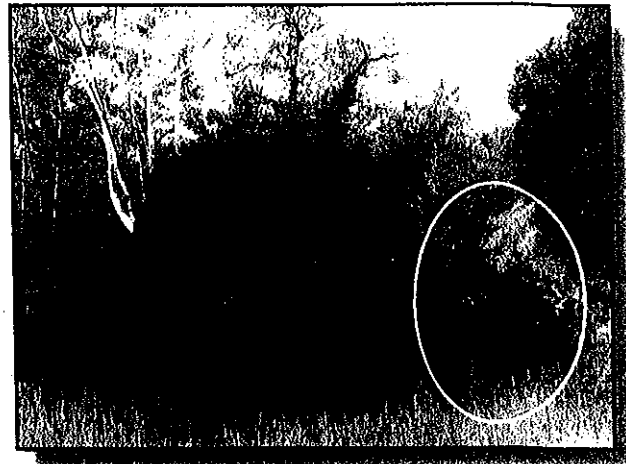


Photo 2. These oak saplings are entwined between Laurel Sumac shrubs, eucalyptus and White Alder

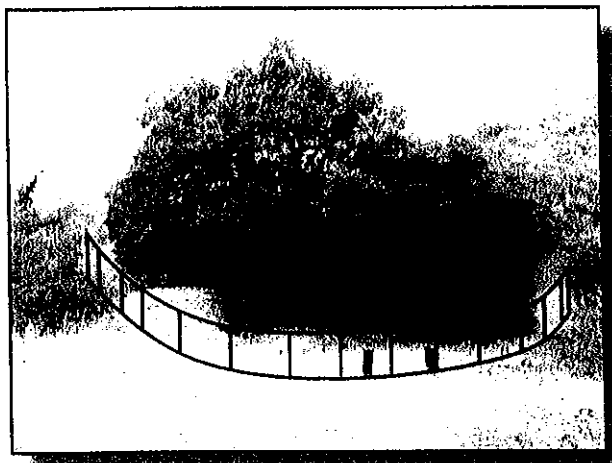


Photo 3. View of the two most significant oaks on site, #'s 6&7. Superimposed is the proposed TPZ chain link fence, minimum 15' outside of the tree dripline.



Photo 4. Close up view of the two oaks, #'s 6&7. Oak #6 is a multi-trunk specimen.